



Planning Report for 2022/0825



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Application Number:	2022/0825
Location:	King George V Playing Fields Standhill Road Carlton
Proposal:	Installation of a 2.4 metre high fence around three boundary sides of the playground.
Applicant:	Gedling Borough Council
Agent:	
Case Officer:	Cristina Dinescu

This application has been referred to Planning Committee as Gedling Borough Council is the landowner.

1.0 Site Description

- 1.1 The application site relates to the Gedling Borough Council playground at King George V Playing Field, located within the built up area of Carlton. The site is adjoined by residential properties to the north, south, east and west. The playground is located to the southern area of the site with access to built-up areas through a footpath that provides access to Standhill Road to the west and Third Avenue to the east.
- 1.2 The playground is bounded by a line of trees/hedge to the north and to the south rear gardens of residential properties on Addison Road adjoin the footpath.

2.0 Relevant Planning History

- 2.1 79/0130 – Permission granted to erect Scout Hut.
- 2.2 99/0130 – Permission granted to erect 2.1m high galvanised steel palisade fence.
- 2.3 No other relevant planning history.

3.0 Proposed Development

- 3.1 The application seeks full planning permission to erect 2.4m high Twin Mesh 656 Fencing system on the southern, eastern and western boundaries of the

playground. The fence would be painted in green. The gate would have a self-closing mechanism recommended for use in playgrounds by The Royal Society for the Prevention of Accidents.

- 3.2 The proposal comes as a result of a consultation with local residents regarding issues of anti-social behaviour occurring in the playground, conducted by The Friends of King George V Recreation Ground group that works in partnership with Gedling Borough Council to provide improvements to the park. The group would be responsible for locking and unlocking the padlock which would be fitted onto the 2.4m high access gate.

4.0 Consultations

- 4.1 Adjoining neighbours have been notified by letter and a Site Notice posted near the application site. One letter of representation has been received as a result raising the following concerns:

- The proposed fence is welcome but wonder how access would be administered;
- It is possible that the nuisance makers would move nearby the playground as a result;
- Nearby grassed area should also be fenced off;
- Need for CCTV as well;
- The fence would only protect the play equipment.

5.0 Relevant Planning Policies

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that: 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless other material considerations indicate otherwise'.

- 5.2 The following policies/documents are relevant to this proposal:
- National Planning Policy Framework (2021): 12.Achieving well-designed places; 8. Promoting healthy and safe communities;
 - Gedling Borough Aligned Core Strategy: Policy 10 – Design and Enhancing Local Identity; Policy 12 – Local Services and Healthy Lifestyles.

- 5.3 The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:
- LPD 20 – Protection of Open Space;
 - LPD 32 – Amenity.

6.0 Planning Considerations

- 6.1 In making a recommendation in relation to this application, regard has been given to the above legislation and policy and as a result it has been

determined that the main planning considerations in relation to this proposal are: -

- i. Design and impact upon visual amenity;
- ii. Impact on residential amenity of neighbouring properties.

Impact on character and appearance of the area

- 6.2 The proposal comprises the installation of a 2.4m high twin mesh fencing system on the eastern, southern and western sides of the playground located in the southern area of King George V Playing Fields. The fence would be painted green and access to the playground would be via a self-closing gate that would be locked and unlocked in accordance with opening and closing times for the whole park.
- 6.3 It is considered, given the nature of the proposal, scale and design, the proposed development would be visually acceptable and in keeping with the character and appearance of the area and surrounding context, in accordance with the NPPF Section 12 and Policy 10 of the Aligned Core Strategy.

Impact upon residential amenity

- 6.4 The proposed fencing system would be set on the southern, eastern and western boundaries of the playground. Immediately to the south there is a footpath that ensures connectivity to the adjoining built up areas and across the footpath there are rear gardens of residential properties on Addison Road. The fence proposed is aimed at tackling anti-social behaviour that takes place in and around the playground. Whilst it is noted that other measures such as CCTV and potentially fencing off other areas may also be effective. These measures are not included in the application which must be considered on the basis of its merits.
- 6.5 It is considered, given the type of fencing proposed, its purpose, scale and location in relation to neighbouring residential properties, the proposed development would not result in a significant undue impact on the residential amenities of the occupiers of any adjoining property by way of overlooking, overbearing and overshadowing. The proposal is in accordance with policy LPD 32 of the Local Planning Document.

Other Matters

- 6.6 Concern has been expressed that antisocial behaviour could move elsewhere as a result of the proposals. While this is possible it can only be given limited weight and would not be a ground to refuse the application. Any proposals for other measures elsewhere would be considered on the basis of their own merits should a planning application be made.

7.0 Conclusion

- 7.1 It is considered the proposal is an acceptable form of development, in keeping with the character and appearance of the area and surrounding context; in

accordance with Sections 8 and 12 of the National Planning Policy Framework, Policies 10 and 12 of the Aligned Core Strategy and policies LPD 20 and LPD 32 of the Local Planning Document. Accordingly it is recommended that planning permission is granted.

8.0 Recommendation: Grant Full Planning Permission subject to conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the application form, block plan and specification sheet received on 14th July 2022, and site location plan received on 17th August 2022. The development shall thereafter be undertaken in accordance with these plans/details.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.

Reasons for Decision

It is considered, given the nature, scale, design and location of the proposal, the fencing system would be visually acceptable and in keeping with the character and appearance of the area and surrounding context and it would result in no significant undue impact on the residential amenities of the occupiers of any adjoining property by way of overlooking, overbearing and overshadowing. The proposed development is in accordance with Sections 8 and 12 of the National Planning Policy Framework, Policies 10 and 12 of the Aligned Core Strategy and policies LPD 20 and LPD 32 of the Local Planning Document.

Notes to Applicant

Positive and Proactive Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and

future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.